



Town of Harpswell
Planning Board Minutes
April 15, 2015
Adopted May 20, 2015

Members Present

David I. Chipman, Chair
Paul Standridge, Vice Chair
Burr Taylor
Debora Levensailor
John Papacosma, Associate Member
Frank Wright, Associate Member

Members Absent

Aaron Fuchs

Staff Present

Scott Hastings, Interim Planner
William Wells, Code Enforcement Officer
Diane Plourde, Recording Secretary

The Town of Harpswell Planning Board meeting was called to order at 6:30 p.m. by David I. Chipman, Chair. The Pledge of Allegiance was recited. Board members were introduced.

The Chair appointed John Papacosma a full voting member for this meeting.

Old Business: None

New Business: 15-04-01 Diane Bibber-Oden (Applicant) Wendy & Gary Vincent (Owners) Map 37 Lot 50 – 309 Gun Point Road, Harpswell – Reconstruction of Nonconforming Structure – Tear down & rebuild of new single family dwelling

An email was received from Gary Vincent asking for a postponement until the next regularly scheduled meeting.

15-04-02 Chip Thorner, Thorner Building Corp. (Applicant) Don & Tuckie Westfall (Owners) Map 7 Lot 136 – Headland Road, Harpswell – Blasting of more than 300 cubic yards

Chip Thorner explained the design of the new dwelling on the lot asking to blast approximately 250 cubic yards for the house and 250 cubic yards for the garage and driveway. He told the Board that he completed the well testing within the 500 foot radius. The Board requested the additional pages of water samples if this application is to be approved.

David Chipman moved seconded by Debora Levensailor that the application is complete. Unanimous Approval

David Chipman moved seconded by Paul Standridge that Section 3.5 – Proof of Insurance of the Blasting Ordinance has been met. Unanimous Approval

Public Hearing:

Elsie Cary, abutter voiced concerns about water in the basement from a property blasting in the area previously. Mr. Thorner explained the location of the blast area is over the ridge and the blasting is into the relief heading towards the water.

David Chipman moved seconded by Paul Standridge to approve the permit with the one caveat that Chip Thorner has to provide four (4) more water samples. The permit will be issued after those are received. Unanimous Approval

15-04-03 William & Ada Clemons (Applicants/Owners) Kevin Clark, Sitelines, PA (Representative) – Map 2 Lot 92 – Harpswell Neck Road – Subdivision Review, Preliminary Plan Submission – 12 lot subdivision

Kevin Clark from Sitelines spoke about the proposal of the subdivision. He gave an overview of the property size, access road, buffers to road and wooded areas, streams and shoreland area. He spoke of the Resource Protection in this area, DOT permits, and DEP Permit-By-Rule application. Mr. Clark showed the Site Plan and Plot Plan of the property.

Public Hearing:

Mary Ann Nahf representing the Conservation Commission asked about points focused on the Open Space Plan.

Robert Bryan, an abutter asked about the streams that cross properties and clam flats in the area and making sure water quality is addressed to help the fishing in the area, canoeing and boating. He asked about the wetland area and whether that has been addressed.

Tom Bachman, an abutter said that he is a strong supporter of the Conservation Commission and the work they are doing to protect the natural land and of the open area. He voiced concerns about the Resource Protection area of this property. He asked that this RP section be drawn more accurately on the plans provided by Sitelines and also that the Planning Board support the Conservation Commission in respecting the purpose of RP land and require owners to designate it as open space for this and other subdivisions that involve RP. He also asked the Board to consider a condition of granting that individual lots boundaries stay out of the RP zone.

Debora Levensailor asked Mary Ann Nahf to explain the Open Space concept. Ms. Nahf explained the steps taken when applying for subdivisions. First a meeting with the Planner who may refer to the Comprehensive Plan that mentions the open space plan. There it lists about twelve (12) areas in town; because of water resources and large habitat blocks that make it a resources treasure should have extra care taken. Ms. Nahf would like to know if this was taken into consideration and if so, how.

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Kevin Clark answered many of the questions asked and will respond to others at the next meeting.

Public Hearing Closed

Consideration of Minutes of January 21, 2015

Paul Standridge moved seconded by Debora Levensailor to approve the minutes as drafted. Unanimous Approval

Communications: None

The next regular Planning Board meeting will be May 20, 2015
A workshop is scheduled for April 22nd with the Board of Appeals & Planning Board.

Adjourn:

David Chipman moved seconded by Debora Levensailor to adjourn the meeting.
Unanimous Approval
Meeting adjourned at 8:30 PM.

Respectfully submitted by:

Diane Plourde
Recording Secretary